

POLARIS

January 25, 2001

Debtors
c/o Family Golf Centers, Inc.
538 Broadhollow Road, Suite 410E
Melville NY 11747
ATTN: Philip J. Gund

Subject: Family Golf Centers, Inc. Chapter II / Arrears Statement

Dear Mr. Gund:

N.P. Limited Partnership ("NP") is the landlord of Family Golf Centers, Inc. for the property located at #412, Polaris, Columbus, Ohio. We have provided prior notices of delinquencies under the lease to debtor, debtor's counsel, debtor's lender and the Bankruptcy Court for the Southern District of New York. Nevertheless, we are attaching a schedule with the current delinquencies and back up documentation also known as a "Statement of Arrears

PLEASE BE ADVISED that Family Golf is delinquent in the payment of real estate taxes and owners association dues and/or assessments. The current total delinquency is \$84,818.89. Rent is also due for December of 2000. It is based upon a percentage of gross sales. Accordingly, the rental amount is not yet available.

Please accept this notice and see that it is properly accommodated. Thank
you.

Sincerely,

NP LIMITED PARTNERSHIP

Franz A. Geiger
Managing Director

Cc: Debtor's counsel, Keen Realty, counsel to the Committee, Chase counsel

FAMILY GOLF CENTER
PAYMENTS DUE:

1999 Real Estate Taxes	\$49,996.44	Includes Penalty for Non-Payment
I st Half 2000 Real Estate Taxes	\$19,756.75	Due February 10, 2001
street trees	\$1,950	
2000 Assessment	\$3,026.70	
1 st Special Assessment	\$5,203.57	
2nd Special Assessment	\$4,885.43	
Total	\$84,818-89	

January 8, 2001

Ms. Margaret Santorufo
Vice President and Controller
Family Golf Centers, Inc.
538 Broadhollow Road
Melville, NY 11747

Subject: 1st Half Real Estate Taxes - 2000

Dear Ms. Santorufo:

Enclosed please find the 1st Half 2000 real estate tax invoice for the property you are leasing from NP Limited Partnership. The amount is \$ 69,753.19 and is due no later than February 10, 2001.

If you should have any questions, please feel free to give me a call.

Sincerely,

NP LIMITED PARTNERSHIP

Franz A. Geiger
Managing Director

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Jan262001153PMNP Limited Partnership

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POLARIS

December 4, 2000

MINUTES - DECEMBER 1, 2000

POLARIS OWNERS ASSOCIATION

The meeting was called to order by President, Franz A. Geiger, at 4:05 p.m. in the NP Limited Partnership office, 8800 Lyra Drive, Suite 550, Columbus, OH 43240. A quorum of Members was present, in person or by proxy. Present at the meeting were:

attendees

Franz A. Geiger

President
Polaris Owners Association

Representative

Peter Dole
Patrick J. Winchell
Ed Miller
Polaris Center LLC/
Polaxis Mall
Jacqueline Solomon
Mike Moriarty

Capital Tool Fastener
Cranel, Inc.
Exhibitpro
Bill Husted
Solomon Oil
Wendy's

Mr. Geiger briefly described the variance between the 2000 Budget and the 2001 Budget specifically noting new charges for 2001, such as, Polaris repair work and interchange irrigation. The rest of the items of the 2001 Budget were discussed. Mr. Geiger asked the owners if they had any questions regarding any of the items on the budget or any other matter. After a complete review of the budget, Mr. Geiger asked for a motion to approve the 2001 Budget and associated assessments. Bill Husted made a motion for approval of the budget and Pat Winchell seconded.

A vote of all present plus proxies resulted in votes of 596.794 in favor of the 2001 Budget and Annual Assessment of \$100/acre and no votes opposed.

8800 Lyrr- Drive - Suite 550 Columbus, Ohio 43240-2002

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A development of N. P. Limited Partnership, a Ohio Partnership

Itimbus Board Member@.

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Mr. Geiger discussed the Street Tree Program. He indicated that the Owners Association was hoping for individual voluntary compliance with the Street Tree Plan. He specifically stated that the Owners Association would not install street trees for those owners that were not in compliance at this time. It was agreed that the Owners Association should wait to see if there is voluntary compliance. In the event there is not individual compliance, the owners present suggested that the Owners Association move forward and assess the non-compliant property owners individually. It was further agreed that in the

event that the Owners Association was forced to install the trees, the Owners Association would move forward only after seeking approval from the owners.

Mr. Geiger also noted that irrigation systems were, encouraged to be used by all property owners. He specifically said that the Protective Covenants requires such installation if a site is not properly maintained.

Mr. Geiger indicated a position on the Board of Trustees was available and again asked for nominations. No nominations have been received.

Finally, the current development activity@ at POLARIS was discussed. Several questions were also taken regarding road improvements.

The meeting was adjourned at approximately 4:50 p.m.

A list of all the owners and lessees in the amounts owed based on \$100/acre is attached along with an invoice for your share. Please return your check for your share of the assessment, made payable to **Polaris Owners Association**, at your earliest convenience.

Sincerely,

POLARIS ASSOCIATION

President

Jan - 26 - 2001 11:54 PM

No 2757 8 16

NPLimitedPartnership

NP LIMITED PARTNERSHIP POLARIS OWNERS LESSEE-S

	ACRES OWN	2000 ASSESSMENT	\$100 PER ACRE BUDGET @ SHARE	STRLETTRES %ASSESSMENT
NFUG WIND PARTNERSHIP	293,758	(See Note 1)	\$29,375.00	
BP OIL	1,632		\$163.20	
BANC ONE	177,944		\$17,794.40	\$11,450.00
BAYMONT INN	2,126		\$212.60	
009 EVANS	1,956		\$195.60	
BORDEN	9,500		\$950.00	

CAPITAL LIGHTING	3,000		\$300.00	\$918.00
CAPITAL TOOL & FASTENER	3,865		\$38550	\$875.00
CIGNA	6,419		\$841.90	
CML ENOMFERING	1,524		\$162.AO	
COOK,M\AA (L-dJ-eiia)	i.i7d		\$117.40	
CORPORATE ONE CREDIT	3,661		536a.lo	
CORTvi@NTURELLC	1A75		\$1 07.@D	
CP.ANEL	5,099		3509.90	\$2,700.00
CVS PHARMACY	1,484		\$149.40	3975.00
EDS	1.7.50		2125.00	\$460.00
EXHFBrrPRO (Mikr-Jones G=P)	1,500		5150.00	
FARBER DEvr-LOPMENT	?TS7		3776.70	
LINDAGOTTLIEB	1,016		\$101.80	
HOGG'RS	2.1es		\$215.50	
HUGS & HEARTS	21422		VA220	5673.00
LEWIS CENTER LUBE & LATTR-	0,738	\$20.87	sn.so	
LOWE'S	ia:720		\$1,372.00	
MCDONAL-D'S	050		ZN5.DO	seso.oo
MCGRAW-HILL	1.1,210		\$1,121.00	
MCGMW.NILL	S.SBG			
NF:WCOME CORP,	1,004		Si 00,40	\$675.00
oFFtcEs AT POLARIS	21,554		V 165.AO	
OLENTAMR.Y BLDG & OEVP-LOP	0,752		\$76.20	
ORION OFFICE PARK	7,476		\$747.60	
POLARISAMPHITHEATER	83,086		36,30B.60	
F4oLARIs CENTER LLC (To-ne Conte	El.??		\$8,177.00	
POLARIS MALL	14B.324	\$4,366.67	\$14,SZ7,.40	
POLARIS COMMERCE CENTER	5,780		\$578.00	

POLARIS MEDICAL LTD.	2,778	\$277.80	
POLARIS OFFICE PARTNERS	8,077	\$507.70	
POLARIS OLD STATE COMPANY	3,242	\$324.20	
POLARIS PROPERNES (Formarty Polaris MediCS1 51092, 1 &2)	3,617	\$351.70,	
POLARIS VFNTUFTES rv LTD.	9,975	\$997.50	
PULSAR PLACE AssocwTiON	3.8es	\$386.50	
QUICK COMPUTER BER)ACRS	1,200	\$120.00	
R. J. WHEELS	1,000	siao.oo	3650,00
ROCKFORD HOMES	2,194	\$219.40	
,WCOM (JJ VVik=g	2.g29	9392.90	
TARGET	12,230	\$1,223.00	
UNITED DAIRY FARMERS	1,582	\$140.06	\$158.20
UNRMO HF-ALTH CARE	1A,208	51,420.60	
WELLESLEY INN & SUrrr=S	3,061	\$308.10	
W[NR.ATE INN (SOMO venwres)	1,961;		

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Jan - 26 2001 1 54PM NPLimitedPartnersh@p
No 2757 9 6

		2001		
		2000	\$100 PER ACRE	
		ASSESSMENT	BUDGETED SHARE	Mger TREIS
LE35EEB	AR-RES LEASFO	0\$90]ACRr		
		(SeeNote2)		
AFtErrg			sio	
		\$3.363.ot ---- ri@F950.0@		

MAX & F2RMA:S	2.376		\$237.60	
POLAMS.GRILL	1.961		\$155.10	
QUAKER STF-AKAND LUDE	3.030	W44.S3	\$303.00	
SKELL	1.400		\$148.00	SZ925.00
SKYLINE CHILI	1.140	\$51.44	6114.10a	
SOLOMON OIL	1.667		\$166.70	
STEAK'N SM"r	1.100			
WrzNDRS	1.257		\$125.70	\$450.00
TOTAL	1012.069	SA.814.29	\$101,309.40	\$25,526.00

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PEQUIREMENTS

Company	Sreet	Tree Type	Quantity	Cost
Family Golf	Sancus Blvd.	Skyline Locust	6 @ \$325	t 1,950
			TOTAL	\$ 1/950@

These trees must be planted by May 1st 2001. Otherwise, the Polaris Owners Association will have the trees planted for you. You will be invoiced for all expenses related to the planting. If you want the Polaris Owners Association to have the trees planted, please include \$1,950 with your annual assessment payment.

Jan 26 2001 11:54 PM ted Partnersh

No 2757 II 16

POLARIS

December 17, 1999

MINUTES - DECEMBER 17, 1999

POLARIS OWNERS ASSOCIATION

The meeting was called to order by President, Franz A. **Geiger**, at 8:35 a.m. in the NP Limited Partnership office, 8425 Pulaar Place, Suite 240, Columbus, OH 43240. A quorum of Members was present, in person or by proxy. Present at the meeting were:

Association	Franz A. Geiger	President Polaris Owners
		Representative.
Union	Patti Childers	Corporate Onc Credit
Corporation	Tony Ougliemotto	Bank One
	Larry King	Capital Lighting
	Michael Moriaity	Wendy's International
	Patrick J. Winchell	Cranell, Inc.

Mr. Geiger gave a summary of the recent political activity regarding Issue 33/ TrF and implications of the election results. Questions were asked as to when construction would begin on the proposed road improvements. The

owners were told that as long as the political process keeps moving forward, construction on the proposed infrastructure could begin as early as spring of 2000.

The next order of business was the discussion of the budget and **proposed** assessment. After a brief discussion, a motion was made by Larry King to approve the budget and assessment which was seconded by Tony Gugliemotto. A vote of all present plus proxies resulted in votes of 687-449 in favor and no votes opposed.

There was no other business to conduct and the meeting was adjourned at approximately 9:15 a.m.

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POLARIS

Minutes - December 17, 1999 Meeting Polaris Owners Association

Page 2

A list of all the owners and lessees in the amounts owed based on \$90/acre is attached along with an invoice for your share. Please return your check for your share of the assessment, made payable to Polaris owners Association at your earliest convenience.

Sincerely,

POLARIS OWNERS ASSOCIATION

eiger
President

F.S. For those of you who have not paid your First Special Assessment

and/or Second Special Assessment, we leave attached aL Mance Due invoice for your information.

WLIJ 26 - 2001.01 54PMRs NP Limited Partnership 2000 No - 2
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AS OF RY 1 19N'	'1:"w Assessments	Total Aasserr"b
NP Ut&tED PARTNERSHIP	452,892	\$40,700.28
BP OIL	1,632	\$148.88
BANC ONE	177.9"	Slo.014.BS \$16,014-96 -
SAYMONT INN	2,126	\$191.34 \$191.34
BOB EVANS	i.ew	\$149.86 \$149.85
BORDEN	9,500.	3855.00 \$855.00
CAPITAL UGFMNG	3,000,	SZ70.00 =70,00
CAPITAL TOOL& FASTENER	3.W	SU7.85 SUT,85
CIGNA	8,419,	V57,7i \$757.71
CML ENGINEERING		\$137.16 \$137.10
COOK MVLA (LOP6t(e)	1.1'74, -	
CORPORATE ONE CREDIT	3,881--	\$331.29 \$331.29
CORT VENTURE LLC	1.0?5- '47.83 (1)	\$98.75 \$W,58
CRANF-L	6,099.	
cvspmARMAr-Y	LA64	\$131.T6 \$131.78
EDS	1,260	\$112.50 SI 12.50
ExHis"Ro'(tAllm-ionea Group)	1,500	6135.00 \$135.00
FARBERDEVELOPMENT	7,767	\$699.03 SBOO.03
GUMCRER (Pd-M Center LLC)	77,655	S8,9W.95 \$6,988.95
UNDA GOTTLIEB	1,015	\$91.44 \$91.44
HUGS & HWTS	2,422	9217.98 4217.98

MCDONALD'S	2,050		sia4.50	-SiB4.50
MCGMW -HILL	11,210		ti.008,90	si.oog-go
NEWCOLIE CORP,	1,004-		\$90.36	\$90.36
OFFICES AT POLARIS	21,554		\$119".05	
OLENTANc;y SLDO & DEVELOP	0.752-		\$07@68	
opion OFFICE PARK	7,478	Sdr,0.20 (1)	5972.84	si.123.04
PoLARis AmpHrrHEATER	83,055		\$7,477.74	s7,4T7.74
POLARIS VENTURES IV LTD.	9,114	\$562.9e (1)	\$820.26	Si,673.24
PoLARis ROMMERCE- CENTER	5,780,		\$520.20	WO.20 -? e(@ @ -3
POLARis MEDICAL LTD.	3,517.	\$43.69 (1)		\$mom
poLARismEDiCALLTO.	zm			ulij, 4 to
	6,298			
FoLARis OFFICE PAATNERS	5,077	\$305.73 (1)	3456.03	VS.2-W
POLARIS OLD STATE COMPANY	3,978,		\$368.02	\$358.02
PULAAR PLACE ASSOCIATION	3,885.		\$347.B5	W47.55
quick COMPUTER SERVICES	1		\$108-00	8108.00
R. J. WHEELS	1.0t)O		00.00	\$90.00
ROCKFORD HOMES	2,184		51 ST.46	\$197.46
SARCOM (JJ Wilaut)	3.M		\$363.51	\$363.61
TARGET	12- "A		\$1,100.70	Si,iOO.70
UNITED HEALTH CARE (OPUS)	14,208		\$1,778.72	\$1278.72
WELLESLEY INN & SUITES	3,061		\$275.49	SZ75.4%
WINGATE INN (Somad Ventures)	1,961		UTBA	gi78 49
SUB-TOTAL-	967.W	\$1.056,74	\$07,AA4.18	

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NP Limited Partnership

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ASOF		Assessment\$	Assessmerdr	TCW
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		W2.68 (2)		sif)g.ao
			\$3,028.70	
PoLApis oRiLL	1.9BI		\$372-59	\$372.69
	1.480		\$231.20	MI.20
SHELL				
SOLOMON OIL	1.867	\$97.B3 (2)	\$150.03	\$247.86
STEAK,NSHAKE	1.100	377.63 (2)	M.00	ti7e.63
WENDY'S	IZ7		2179-98	\$175.2§
SU5-TOTAL	44.539	\$238.14	\$4,653.or7	\$4,89120
TOTAL	1012."3	\$1,896.88	\$92,09722	\$93,99110

(2) P, DI Aed f C-a-n-nW" DigO of

Jan2620011:55PMNPL1m1todPartnershipNo27571516

October 26, 1999

INVOICE
SECOND SPECIAL ASSESSMENT - 1999
POLARIS OWNERS ASSOCIATION

TO: Mr. Joseph Amalfitan Family Golf Centers 538 Broadhollow Road Melville, NY
11747

33.630 Acres @ \$145.27/Acre \$ 4,885-43

**REMINDER: PAYMENT OF OCTOBER 6, 1999, INVOICE FOR FIRST
ASSESSMENT IN THE AMOUNT OF \$5,203.57 HAS NOT BEEN RECEIVED AS OF
THIS DATE.**

Due to the urgency of this situation, your *prompt payment* will be greatly *appreciated*.

Please make check payable to: **POLARIS OWNERS ASSOCIATION**
8425 Pulsar Place
Suite 240
Columbus, OH 43240-2002

Jan 26 2001 15 5 PM NPL Limited Partnership No 27571616

October 6, 1999

INVOICE

SPECIAL ASSESSMENT - 1999

POLARIS OWNERS ASSOCIATION

TO: Mr. Joseph Amalfitan Family Golf Centers 538 Broadhollow Road Melville, NY
11747

33.630 Acres @ \$154.73/Acre \$ **57203,57**

Due to the urgency of this situation, your prompt payment will be greatly *appreciated*.

Please make check payable to: **POLARIS OWNERS ASSOCIATION**

8425 Pulsar Place

Suite 240

Columbus, OH 43240-2002